

BELGRADE CITY COUNTY PLANNING BOARD
MEETING MINUTES
1/31/2022 7:00 P.M.
BELGRADE CITY HALL
91 East Central Avenue, Belgrade, MT

Chairperson Sandy Lee called the meeting to order. Board members in attendance were Sandy Lee, Elizabeth Marum, Judy Doyle, Mike Meis, Jocelyn Kent, John Youngberg, and Josh Lee. Other people in attendance were Cody Balke, Rob Balke, Travis Westervelt, Kathy Balke, Josh Schaper, Bob Falle, Sabra Cage, Troy Cage, Randell Cygan, Kylee Westervelt, Nicole Gilbertson, Traci Gilbertson, Vance Vanderpan, Sarah Winkler, Patrick Warrender, Bob Ferrell, Claire Silvey, Shawn Olsen, Jim Doyle, Marr Marm, Kristen Veltkamp, Colin Ruh-Kirk, Mary Hansen. Online (Zoom) participants were Josh Smith, "Anne", Brad Berg, Diana Setterberg, "ipad", Jessie Ahnmark, Mark Fasting, Nathan Brown, Kenzie H, Todd Waller, "ipad", Planning Assistants Levi Simonson and Kristin Spadafore, and Planning Director Jason Karp.

DISCUSSION AGENDA

1) Public hearing and recommendation to the Belgrade City Council on the proposed amendment to the City of Belgrade zoning map for Yellow Iron.

- a) Planning Staff's report: Jason Karp presented and entered the staff report into the record.
- b) Applicant presentation (Josh Smith, project engineer): It has gone through the growth policy amendment process previously. The site is 23.4 acres located on the East side of Jackrabbit Ln, south of Frank Rd. A ditch non-interference setback will be required. The area to the far west could be used for storm water which will add a possible buffer between existing properties and the proposed project.
- c) Board questions:
 - Q: Marum: What zones allow for mobile home parks?
 - A: Karp: Mobile home parks require a CUP in R3 or R4.
 - Q: Marum: If/when it is annexed will it have to cross Lexley Acres? And what is the timing of this proposed subdivision's ability to hook onto water.
 - A: Karp: How it will be served is currently being worked out by applicant's engineer and City engineer. They will have to wait until the sewer plant is expanded to hook on. Hooking on to water/sewer will be first come first serve.
- d) Public comment:

Traci Gilbertson (385 W Cameron Bridge Rd): Annexation is huge to all of the adjoining property owners. In a small vicinity, over 400 lots have been approved. This is where our fight can be heard. What are our rights? It's county, that's why we moved here.

Margaret Hansen (Cameron Bridge Rd): I am against zoning anything but agriculture. I don't want 3-story structures. Leave it County with small acreage homes. Develop lumber mill parcel in Belgrade. If zoning has to happen, make it friendly for adjacent parcels.

Vance Vanderpan (Oro Lane): How will sewer be managed?

Randy Si (Cameron Bridge West): He wanted to make comments on the Jackrabbit Crossing zone map request and was asked to wait until that agenda item.

Engineer rebuttal: Solid waste will be hauled off-site by a local business, like L&L Services.

Karp: Sewer will go to wastewater treatment plant.

e) Board discussion:

Youngberg: water rights will be protected by state law. This will be served by COB water.

Q: Doyle: Is the possible storm retention on west side?

A: Josh Smith: Yes.

Q: Doyle: Could there be a layout with larger outer lots?

A: Josh Smith: Not at this point.

Q: Kent: Would you be willing to listen to neighbors and suggestions?

A: Josh Smith: Yes, we will use this input.

Meis: It sounds like the engineer is willing to work and get feedback. These two zones look like what should be in that area.

Karp: R-4 is the most flexible zone but does not necessarily mean all apartments.

ACTION: Board Member Youngberg moved to recommend to the Belgrade City Council to amend the City of Belgrade zoning map for Yellow Iron. Board Member Doyle seconded the motion. The motion carried unanimously.

2) Public hearing and recommendation to the Belgrade City Council on the proposed amendment to the City of Belgrade zoning map for Jackrabbit Crossing.

- a) Planning Staff's report: Karp presented and entered the staff report into the record, including the following details: This property was previously owned by Simpkins. With sewer plant expansion and proximity to City it can be developed with city services. The site currently has no zoning. He gave a description of the annexation and zoning process. Following an amendment to the Belgrade Growth Policy, the future land use map

designation allows for this density. Commercial designations are primarily around Jackrabbit Ln. No road connections to Parker Drive will be made. B2 designations away from the Jackrabbit corridor may be used for live/work units. This will not cause forced annexation of adjacent properties.

- b) Applicant presentation (Josh Smith, project engineer): The property is located immediately south of Yellow Iron project. The proposal is for 60 acres of R-4, which would provide possible affordable housing. This project will be working with many different agencies in order to meet standards, laws.

Q: Kent: please clarify R3 and R4.

A: Karp: R3 is 3000 sq ft for each dwelling unit. R4, 5000 sq ft for first, 1000 for each additional unit. Both are primarily residential. Building heights have been increased in R4.

Q: Kent: Is there any requirement to have a buffer between M-1 and residential?

A: Karp: The zoning requires a buffer between storage and other uses.

Q: Kent: For Josh, why is B2 jutting to south? Would you reconsider rezone?

A: Josh Smith: That parcel is extended right of way.

Kent: Would you be willing to scale R4 to R3 to give adjoining owners peace of mind?

Josh Smith: R4 is not only apartment buildings. West B2 could be live work.

Scott Bechtle (project architect): In this plan, we are looking at what COB needs. As far as residential, there are still more steps to determine the master plan. The applicant is willing to add design standards, like a buffer, and dark sky lighting.

Youngberg: What is Cameron Bridge's road designation?

Karp: It is a collector.

Youngberg: Maybe R4 is not the answer for the area for now.

Todd Waller (applicant): I live here, I'm an MSU alum. The growth of this valley has outpaced the growth of its infrastructure. This property is within the reach of City services so it should be developed with more density. I am willing to work with neighbors and will create covenants to protect them.

- c) Public comment:

Traci Gilbertson (385 W Cameron Bridge Rd): People want to live on animal properties, larger parcels. We love where we live but are feeling pushed out. What is affordable housing? There are 400 units within a mile of this project. We need more properties that allow animals. Manufactured homes are affordable.

Margaret Hanson (365 W Cameron Bridge Rd): I don't want B2 and M1 right out my back door. You need to take into consideration the people who live here.

Cody Balke: I agree with Tracy. They can say they'll work with us, but they don't have to.

Bob Falle (433 Parker Dr): The R4 is his main concern. Manufactured homes on ½ acre lots would be better. He agrees with past comments.

Travis Westervelt (395 Parker Dr): Agrees with previous public comments. Worried that comments are not being heard. Gave suggestions for different layouts.

Randy Siyou (W Cameron Bridge Rd): The middle section of B2 is not a good fit. Suggested buffers, family, housing and mirroring the other side of the highway for use. Traffic will be an issue.

Stacy Webb (185 W Cameron Bridge Rd): Where is the park buffer?

Vance Vanderpan (2485 Oro Lane): Is Oro Lane going to extend? What will be the improvements to it? How long will project last?

Lloyd Hansen (365 W Cameron Bridge Rd): They'll say they'll work with us, but they will maximize the density of their development. It will add crime to area. They need to look at affordable housing that doesn't cause such a huge impact.

Troy Cage (467 Parker Dr): Would rather not see this project come in. He is against R4 zoning. Doesn't want to see 4-story apartment building out back door.

Kathy Balke (325 Parker Dr): This whole valley is turning into California, and it is the fault of developers and out-of-staters that moved here.

Ione Price (600 Parker Dr): Would be thankful to not have R4 in backyard.

Nicole Gilbertson (385 W Cameron Bridge Rd) I shouldn't have to worry about my horses and people in the apartments messing with them. My horses shouldn't have to look through a chain link fence.

Josh Schaper (325 Parker Dr): Would like to see a different proposal than this one.

Mark Morgan (22 Oro Lane): Asked about future zoning. Would existing uses be grandfathered in?

Steve Ahnmark (527 Parker Dr): This will ruin my view of Bridgers.

Kelly Ahnmark (527 Parker Dr): We just moved here. Bought this house for the view of the mountains. R4 will devalue property.

Josh Smith: Thanked everyone for their opinion. This property is currently unzoned and in the County. As such, almost anything could be built there. Talked about current listings, rentals, affordability. There is a transportation engineer that will be contracted. Not looking to zone adjacent parcels. Renters aren't more likely to commit a crime.

Todd Waller: Building height is limited to 3 stories in height. Oro Lane is not intended to be an access for this project. Talked about possible park improvements. Proposed buffer will be discussed.

d) Board discussion:

Karp: Existing uses in future County zoning would be grandfathered in.

Q: Youngberg: If the traffic study warrants Cameron Bridge improvements, can we require conditions?

A: Karp: Yes

Q: Doyle: What is the buffering at Cloverleaf Meadows?

A: Karp: It was originally zoned R4, planning board recommended and they changed it to R3.

[end of pt 1 recording, 2:00]

Kent: R3 would be better than R4.

Youngberg: We have to zone it something.

Marum: I urge this developer to not put storage units in the middle. Connectivity and gridded road patterns should be used. Model trails after Triangle Trails plan. Our services need a place too. A buffer of R3 would help.

Doyle: People are not trusting of developers. Other projects have reached out to neighbors ahead of time and that goes more smoothly. There was continued discussion of M-1 uses.

Meis: Developers need to look at this in a creative way when laying out the lots.

ACTION: Board Member Meis moved to recommend to the Belgrade City Council to amend to the City of Belgrade zoning map for Jackrabbit Crossing. Board Member Doyle seconded the motion. Motion carried 5-1 (Kent was dissenting vote).

3) Public hearing and recommendation to the Belgrade City Council regarding a Conditional Use Permit for Training with Play, LLC, to allow dog training and kenneling in the M-1, Commercial, Light Manufacturing District.

a) Planning Staff's report: Karp presented the staff report including the following details: The proposed site is located in the same building as Madison River Brewing. The applicant will be doing some upgrades. The applicant has letters of approval from adjoining businesses. The Fire Marshal and Community Service Officer inspected the site and voiced no concerns with it.

b) Applicant presentation (Patrick Warrender, Owner of Training with Play):

He is willing to work to mitigate the impact of this business on other businesses if there are any concerns. He talked to neighboring businesses, and they sent letter of endorsement. They will block off 3 parking spaces, to put down anti-microbial dog turf. Training will be done in 3-week time frames. The applicant described his training methods. The applicant stated that a maximum of 10 dogs will be boarded overnight.

c) Public comment:

Nathan Brown, adjacent business owner: There are 4 other food manufacturing companies adjacent to the proposed site. He is concerned about sanitation of the area.

d) Board discussion: Youngberg stated the applicant seems very passionate about this business.

ACTION: Board Member Youngberg moved to recommend to the Belgrade City Council the approval of the Conditional Use Permit for Training with Play, LLC, to allow dog training and kenneling in the M-1, Commercial, Light Manufacturing District. Board Member Kent seconded the motion. The motion carried unanimously.

4) Public meeting and recommendation to the Gallatin County Commission regarding Preliminary Plat approval of Ruh-Kirk first minor subdivision.

a) Planning Staff's report: Karp presented the staff report.

b) Applicant presentation (Mike Stenberg, project engineer): Average traffic count is around 40 average daily trips per day. [41:48, pt 2] The applicant is willing to put language in the CCR's to provide for wildlife friendly fencing. Water rights will be severed from Lots 1 & 2 and retained by Lots 3 & 4 for irrigation. An updated flood exhibit was provided to the planning board. A request that access to the eastern property boundary not be required was discussed.

Q: Kent: Are you going to make sure Lots 1 & 2 don't have basements?

A: Stenberg: Yes, this is in the CCR's.

Marum: FWP has looked at same map?

Colin Ruh-Kirk (Applicant): Wants to keep the area agricultural. Plan to retain lots 3 and 4.

Q: Meis: Any changes to the existing structures?

A: Karp: The structures are on a separate property.

c) Public comment:

Kristen Veltkamp (4350 Spain Bridge Rd): I own the lot inside the horseshoe of the proposed subdivision. Only received notice on Thursday. There was a drought in 2021 but not indicative of the ground water testing may not be accurate.

Nathan Brown (3380 Penwell Bridge Rd): Digging test pits during a drought year is not an accurate measurement of groundwater.

Applicant Rebuttal (Stenberg): There will be further groundwater analysis.

d) Board discussion:

The board requested that the notice to be sent sooner.

Q: Doyle: What are the meaning of the Yellow and gold highlights in the groundwater monitoring info in Tab K.

A: Stenberg: These were the two groundwater peaks.

Youngberg: This is a small subdivision on lots of land. DEQ will review groundwater and septic issues.

Q: Sandy Lee: How can the high groundwater be dealt with? Building permits and CCR's?

A: Karp: there are no building permits so the CCR's would have to contain the requirements.

ACTION: Board Member Youngberg moved to recommend to the Gallatin County Commission Preliminary Plat approval of Ruh-Kirk first minor subdivision with the change to strike condition #13. Board Member Josh Lee seconded the motion. The motion carried unanimously.

5) Public hearing and recommendation to the Belgrade City Council regarding the marijuana ordinance proposed for the Belgrade Zoning District.

a) Planning Staff's report: Karp presented the staff report and noted that the City of Belgrade is legally vulnerable by prohibiting marijuana since recreational marijuana is now legal in Montana.

b) Public comment: None

c) Board discussion:

Q: Meis: Are there signage rules?

A: Karp: Yes, the Chief of Police added some signage requirements.

Marum: 10-3U-3.H. should say "authorized" city employee.

ACTION: Board Member Meis moved to recommend to the Belgrade City Council the marijuana ordinance proposed for the Belgrade Zoning District with requested changes. Board Member Kent seconded the motion. The motion carried unanimously.

UPDATES

DATE FOR NEXT MEETING (Monday, February 28, 2022, 7pm)

SUGGESTED ITEMS FOR NEXT AGENDA

ADJOURN-Chairman Lee adjourned the meeting at 10:20 pm.


Board Chairman


City Admin Support Staff